

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

MEMO

To: ABAG Executive Board
From: Alex Amoroso, Senior Planner
Date: 7/20/00
Subject: Regional Housing Needs Determination Comments Received

Staff has compiled written comments which have been received since the Third Official Release of RHND allocations (June 1, 2000). To date, six letters have been sent to ABAG. They include five letters which reflect jurisdictional specific concerns, and two letters which represent the Contra Costa Mayors' Conference and the Home Builders Association of Northern California support for the Third Official Release.

The following highlights some of the issues/ concerns raised by jurisdiction's thus far:

Pleasant Hill- June 7, 2000

The City of Pleasant Hill has raised concerns over the decision of the Executive Board to divide the Unincorporated Sphere of Influence (SOI) numbers 75/25 between the city and county, and its effect on their allocation.

Solano County- June 30, 2000

Solano County has raised concerns over the use of two separate data sources in the methodology to forecast household growth for the RHND allocation. The methodology uses the 1999 DOF E-5 report estimates for housing units in 1999 and ABAG's Projections 2000 forecast of households in 2006 to determine household growth.

Piedmont- July 3, 2000

The City of Piedmont has expressed concerns over the issuance of a RHND allocation which far exceeds their build-out capacity. Furthermore, the city has pointed out that the methodology has some "unintended" effects which cause some jurisdiction's with little to no job growth to receive higher allocations under the new weighting factors used in the methodology.

Windsor- July 6, 2000

The Town of Windsor has raised concerns over the jurisdiction's recent RHND allocation being substantially higher than their infrastructure capacity can support. In addition, the Town has stated that- "ABAG has failed in its implementation of "Smart Growth" principals by exacerbating the imbalance in the jobs/housing ratio that exists in the nine county ABAG region."

Alameda- July 14, 2000

The City of Alameda has expressed concerns relating to the propriety of votes taken by the ABAG Executive Board on May 18, 2000. The City of Alameda maintains that the vote was invalid, due to the meeting not having a quorum as defined by ABAG's bylaws.